

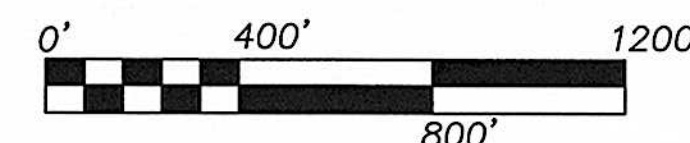
LOCATION MAP

TRAILS OF BRIGGS RANCH SUMMARY	
NUMBER OF RESIDENTIAL LOTS	277
AVERAGE HOME SIZE (LARGE LOT)	3,500
AVERAGE HOME SIZE (SMALL LOT)	2,300
DENSITY (SINGLE FAMILY UNITS PER ACRE)	.6332
PASSIVE OPEN SPACE (ACRES)	338.47
ACTIVE OPEN SPACE (ACRES)	0

ROYAL OAKS AT BRIGGS RANCH SUMMARY	
NUMBER OF RESIDENTIAL LOTS	444
AVERAGE HOME SIZE	2,300
DENSITY (SINGLE FAMILY UNITS PER ACRE)	2.813
PASSIVE OPEN SPACE (ACRES)	98.99
ACTIVE OPEN SPACE (ACRES)	1.69

PLAN SUMMARY	
NUMBER OF RESIDENTIAL LOTS	721
AVERAGE HOME SIZE (SF)	2648
DENSITY (SINGLE FAMILY UNITS PER ACRE)	1.20
FLOOR AREA RATIO	0.24

SCALE: 1"=400'



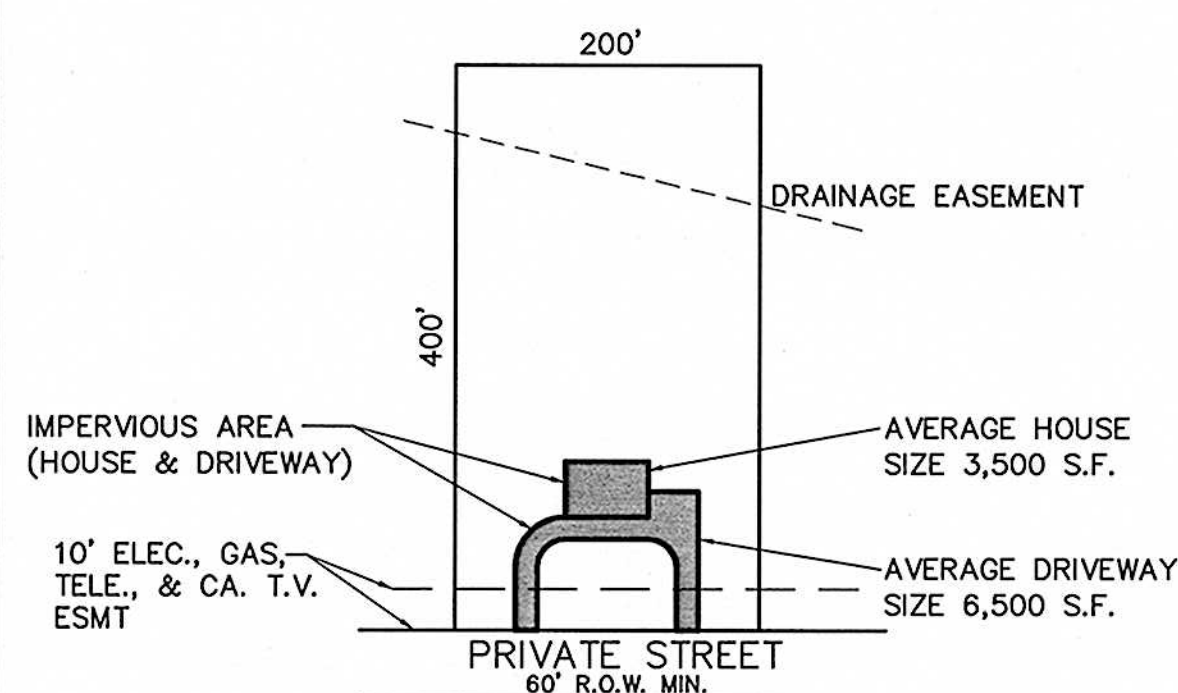
CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$$R = \frac{0.65(SD_1)(W_1/2 + K_2)}{13 + W_1/2 + K_2}$$
$$L = \frac{13(SD_2)}{13 + W_2/2 + K_1}$$
$$R = \frac{0.65(300)(30/2 + 2) = 178'}{13 + 30/2 + 2} = 180'$$
$$L = \frac{13(200)}{13 + (30/2) + 7} = 107'$$
$$L = \frac{13(200)}{13 + (30/2) + 7} = 114'$$

BEXAR COUNTY CLEAR VISION STATEMENT:

CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO. II B&C FOR TURNING MANUEVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.



TYPICAL LOT DETAIL

NOT-TO-SCALE

AVG. LOT SIZE = 1.84 AC.

AVG. OPEN SPACE / LOT = 1.61 AC./LOT

AVG. IMPERVIOUS COVER/LOT = 10,000 S.F. = .23 AC

TYPICAL LOT DETAIL

NOT-TO-SCALE

AVG. LOT SIZE = 1.653 AC.

AVG. OPEN SPACE / LOT = .0895 AC./LOT

AVG. IMPERVIOUS COVER/LOT = 3,300 S.F. = .0758 AC

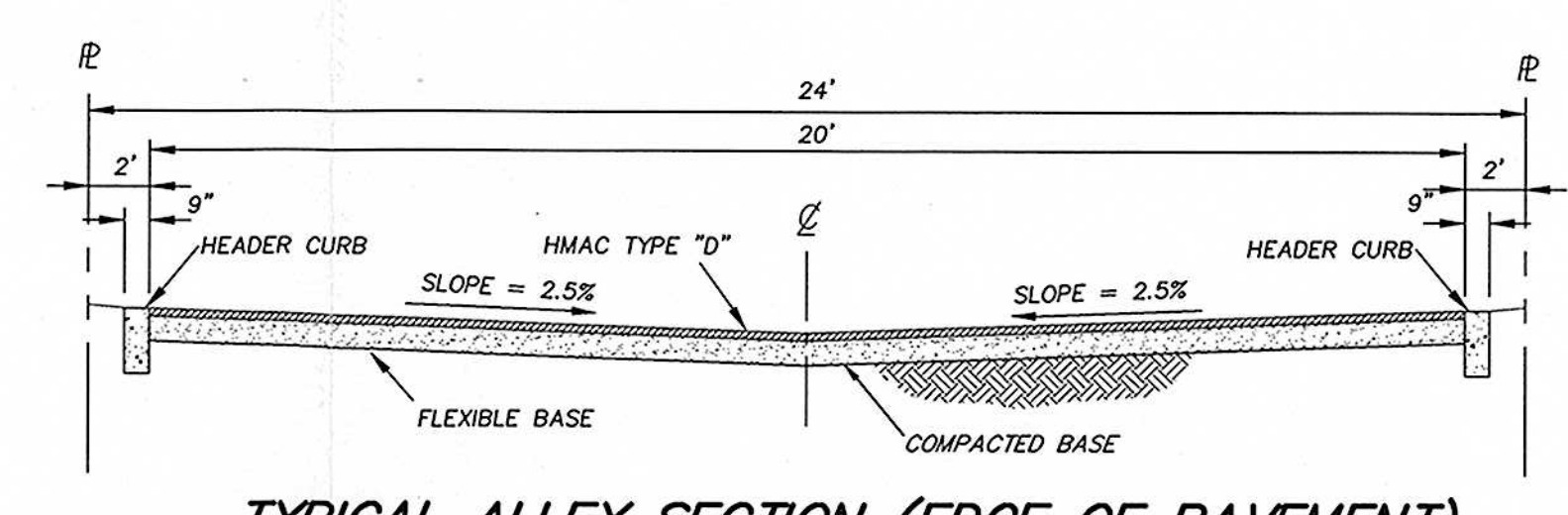
LINE	LENGTH	BEARING
L1	249.86	N40°37'54"W
L2	61.35	N80°51'53"W
L3	99.32	S54°49'44"W
L4	134.58	S90°22'19"W
L5	24.56	S54°49'44"W
L6	7.50	N21°55'31"E
L7	102.11	N15°58'00"E
L8	240.07	S81°16'54"W
L9	200.12	N88°47'46"W
L10	352.55	N58°31'04"W
L11	44.86	N00°19'18"W
L12	203.55	N05°07'02"W
L13	81.04	N71°29'23"W
L14	198.82	N74°51'55"W
L15	201.39	S78°04'24"W
L16	139.05	S81°30'32"W
L17	71.05	S89°45'08"W

UTILITY NOTES:

- 1.) WATER SERVICE TO BE PROVIDED BY BEXAR MET.
- 2.) SANITARY SEWER SERVICE TO BE PRIVATE SEPTIC SYSTEM BY INDIVIDUAL LOT OWNERS ON LARGE LOTS IN THE TRAILS OF BRIGGS RANCH SUBDIVISION. ROYAL OAKS SANITARY SEWER AND SMALL LOTS IN THE TRAILS OF BRIGGS RANCH TO BE PROVIDED BY S&WS.
- 3.) GAS AND ELECTRIC TO BE PROVIDED BY CPS.
- 4.) TELEPHONE SERVICE TO BE PROVIDED AT&T.
- 5.) CA. T.V. SERVICE TO BE PROVIDED BY TIME WARNER CABLE.

GENERAL NOTES:

- 1.) ALL FLOODPLAIN AREAS AND DRAINAGE EASEMENTS ARE DESIGNATED AS OPEN SPACE.
- 2.) PHASING SHALL FOLLOW SUBDIVISION UNITS.
- 3.) ROYAL OAKS GATE ENTRY DESIGN TO UNITS 1, 2, 3, & ACCESS FROM FUTURE MARBACH EXTENSION TO BE DESIGNED BY OTHERS.
- 4.) THE BEARINGS FOR THIS PLAN ARE BASED ON THE TRAILS OF BRIGGS RANCH UNIT-1, AS RECORDED IN VOL. 9547, PGS. 35-47 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.



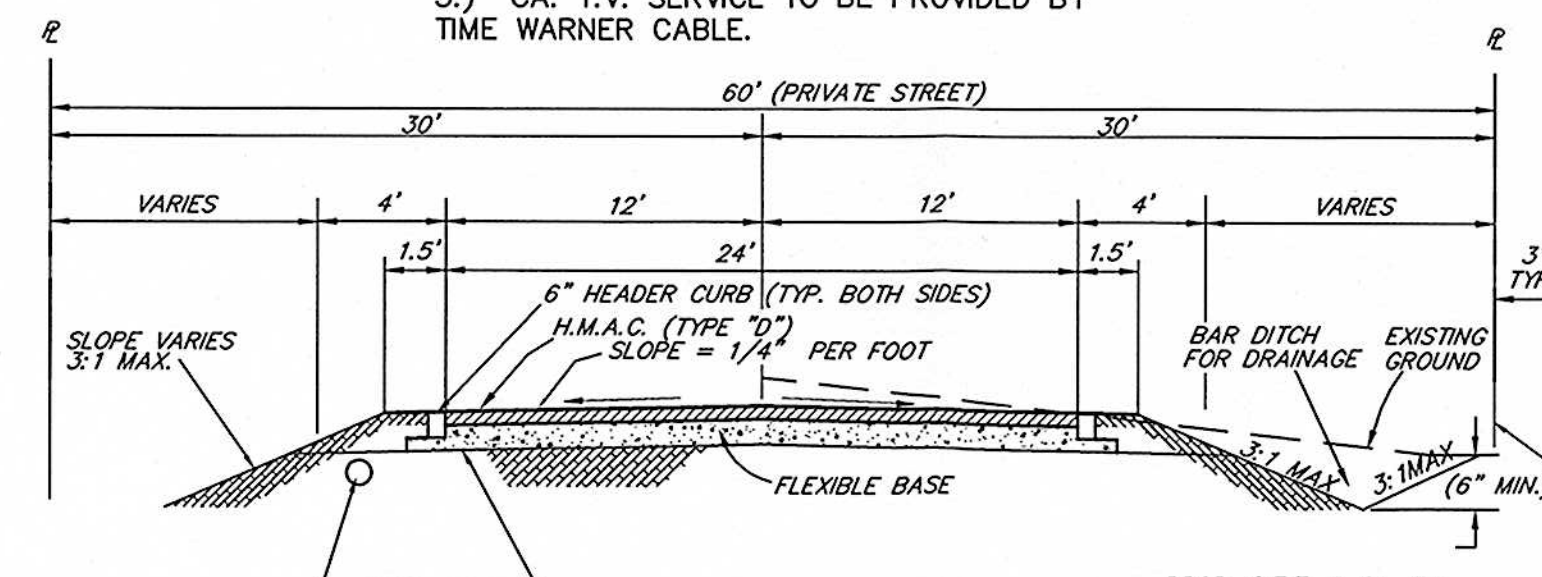
TYPICAL ALLEY SECTION (EDGE OF PAVEMENT)

NOT-TO-SCALE

TOTAL ACRES OF ALL AREAS		
AREA	LAND USE	SIZE (Ac.)
1	GOLF COURSE	269.27
2	GARDEN OFFICES	22.28
3	ALL 9 RESIDENTIAL UNITS	595.31
4	MARBACH ROAD	10.73
5	MULTI-FAMILY	14.55
6	RECREATIONAL CENTER	1.69
TOTALS		913.83

THE TRAILS OF BRIGGS RANCH OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)							
UNIT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	% OPEN SPACE/PHASE
1	SINGLE FAMILY RESIDENTIAL	150.06	66	.4398	15.18	13.11	121.77
2	SINGLE FAMILY/COMMERCIAL	38.97	14	.3593	5.72	2.26	30.99
3	SINGLE FAMILY/COMMERCIAL	37.77	73	1.933	7.55	5.96	24.26
4	SINGLE FAMILY RESIDENTIAL	76.72	53	.6908	12.19	8.56	55.97
5	SINGLE FAMILY RESIDENTIAL	72.42	43	.5938	9.89	7.24	55.29
6	SINGLE FAMILY RESIDENTIAL	61.53	28	.4551	6.44	4.90	50.19
TOTALS		437.47	277	.6332	56.97	42.03	338.47

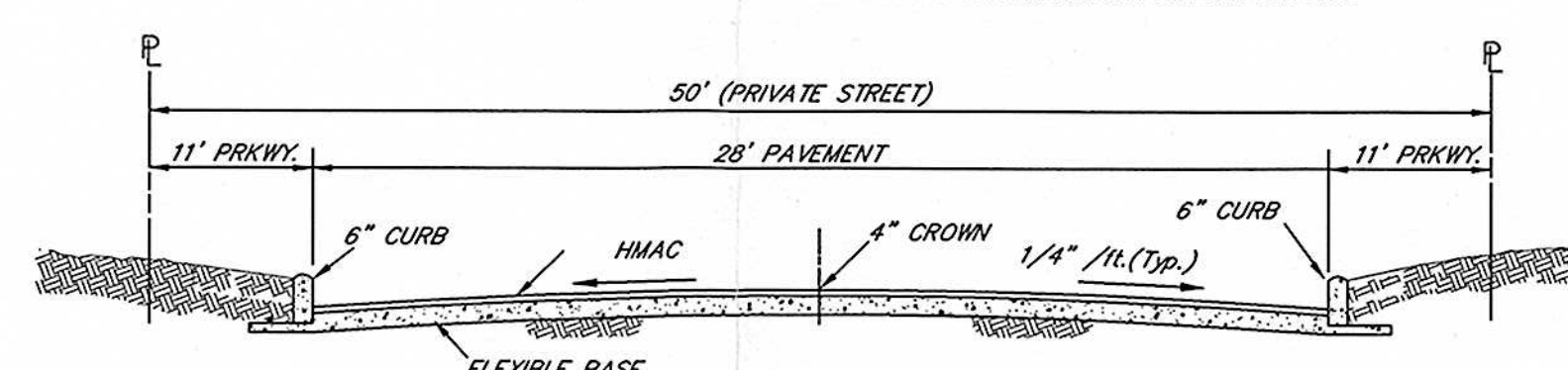
ROYAL OAKS AT BRIGGS RANCH OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)							
UNIT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	% OPEN SPACE/PHASE
1, PH.1	SINGLE FAMILY RESIDENTIAL	24.56	40	1.63	3.030	4.78	16.75
1, PH.2	SINGLE FAMILY RESIDENTIAL	21.43	80	3.733	6.061	3.25	12.20
2	SINGLE FAMILY RESIDENTIAL	29.31	83	2.832	6.288	4.79	18.23
3	SINGLE FAMILY RESIDENTIAL	82.54	241	2.920	18.26	10.78	53.50
TOTALS		157.84	444	2.813	33.64	23.61	100.68



TYPICAL STREET SECTION

NOT-TO-SCALE

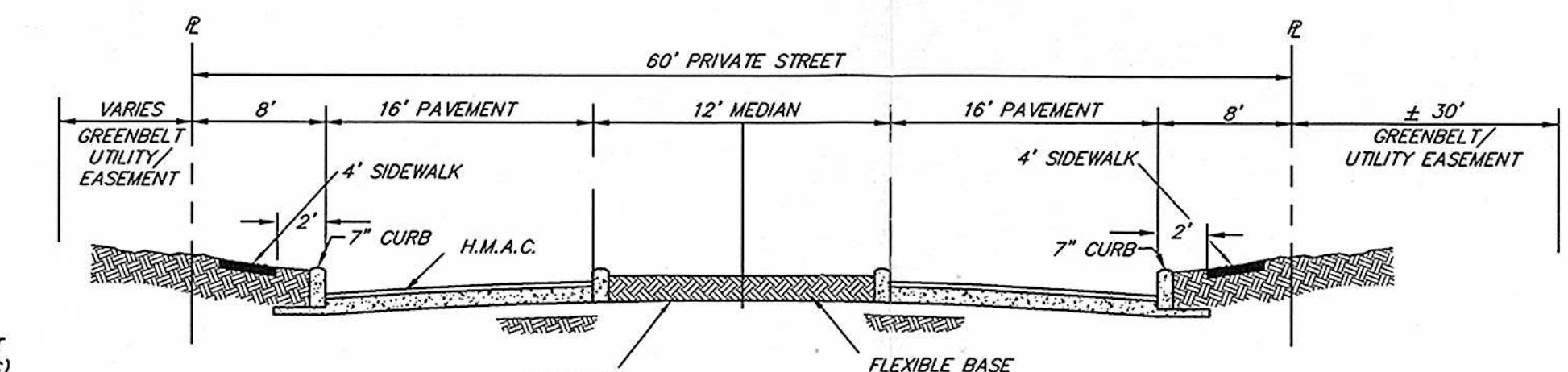
(TRAILS OF BRIGGS RANCH)



TYPICAL STREET SECTION

NOT-TO-SCALE

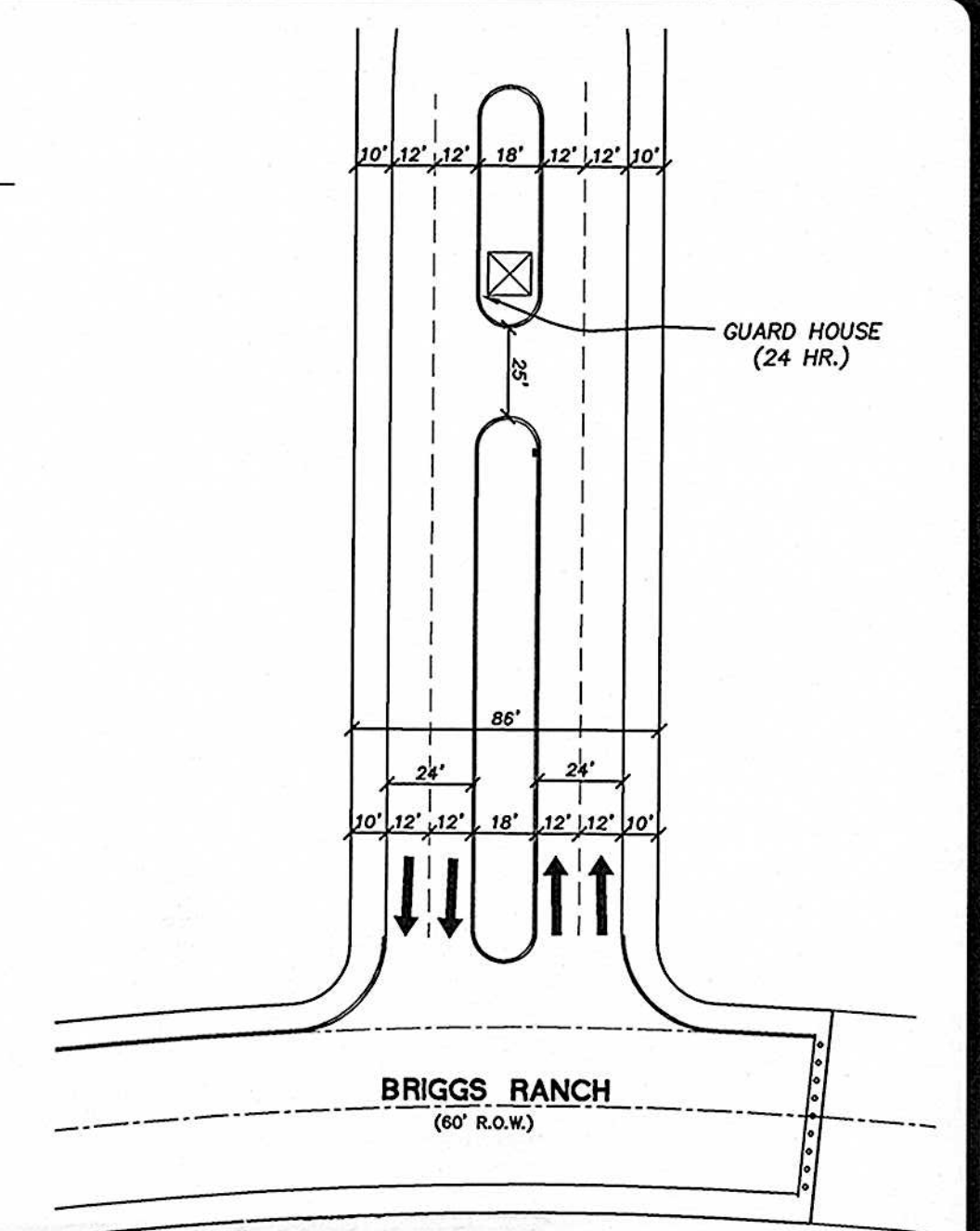
(ROYAL OAKS RESIDENTIAL UNITS)



TYPICAL STREET SECTION

NOT-TO-SCALE

(ROYAL OAKS AVENUE ROAD SECTION)



ENTRY DETAIL

SCALE 1" = 50'

NAME OF OWNER WITHIN 200'

- 1) WARNER C LUSARDI FAMILY TRUST
- 2) WARNER C LUSARDI FAMILY TRUST
- 3) RANCHO COACHELLA PROPERTIES
- 4) GILDARDO C PEREZ
- 5) RANCHO DEL LAGO, INC
- 6) RANCHO DEL LAGO, INC
- 7) RANCHO DEL LAGO, INC
- 8) GILBERT W. HODGE
- 9) 211 INVESTMENTS, LTD
- 10) HOLLY HILLS INVESTMENTS, LP

LEGAL DESCRIPTION

A 913.83 ACRE, 39,808,130 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A 1909.93 ACRE TRACT RECORDED IN VOLUME 7511, PAGES 80-89 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE MRS. S.C. CRAIG SURVEY NO. 13, 3/4 ABSTRACT NO. 1077, COUNTY BLOCK 4345, AND THE ROBERT LEWIS SURVEY NO. 63, ABSTRACT NO. 422, COUNTY BLOCK 4341 IN BEXAR COUNTY, TEXAS.

PUD REVISION HISTORY

PUD #	ACCEPTED DATE
99030	02/09/2000
99030A	10/09/2002

POADP HISTORY

POADP #	ACCEPTED DATE
6234	01/28/2000

APPLICANT:

BRIGGS RANCH, LTD.
13777 BRIGGS RANCH RD
SAN ANTONIO, TEXAS 78245
OFFICE: (210) 677-0188
FAX: (210) 677-0810

ENGINEER:

PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: BEXAR MET
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T
CABLE TELEVISION: TIME WARNER CABLE

PUD PLAN NO.:

06-037

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN:

DATE: 1-10-07

SECRETARY:

DATE: 1-10-07



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

PREPARATION DATE: AUGUST, 2006

JOB NO. 5066-20

TRAILS OF BRIGGS RANCH AND ROYAL OAKS AT BRIGGS RANCH PLANNED UNIT DEVELOPMENT

SHEET 1 OF 1



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Caleb Chance

DATE: January 10, 2007

Address: 555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: PUD# 06-037

Name: The Trails of Briggs Ranch, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

DSD – Traffic Impact Analysis & Streets indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of The Trails of Briggs Ranch & Royal Oaks at Briggs Ranch PUD, at no cost to the City of San Antonio:

- All access driveways shall comply with UDC 35-506 (r)
- All roadways shall follow Table 506-2, Functional Classification System Description for Traditional Design Classification
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- All sidewalks shall comply with UDC 35-506 (q)